



FOR SALE OR LEASE

1122 33RD STREET

BAKERSFIELD, CA 93301

PROPERTY HIGHLIGHTS



Property Features:

- Refurbished concrete office/warehouse space
- M-1 Zoning, City of Bakersfield
- Central Bakersfield Location
- Convenient access to Highways 99, 58 & 178
- ±280 SF Office
- ±2,000 SF Concrete Paved Yard
- (2) 12' x 14' Roll-Up Doors
- Secure Block Wall Perimeter Fencing
- APN 002-280-19
- Originally built in 1946

Multiple Building Upgrades including:

- Office ac/heating
- Electrical panel and wiring
- New lighting
- Insulation and ply wood of interior building
- Front and back roll-up doors
- Resurfaced shop floors
- New stucco on facade



±5,025 SF
BUILDING SIZE



0.16 ACRES
LOT SIZE



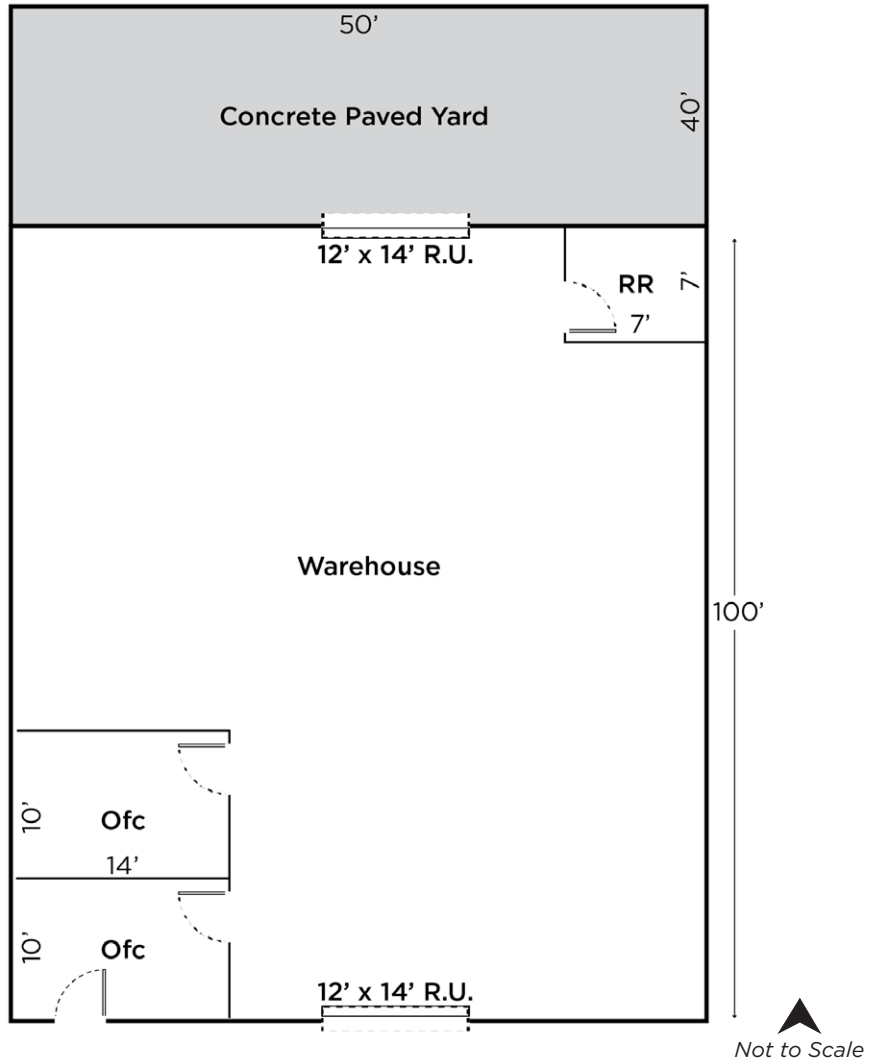
\$5,500/MO.
ASKING RENT

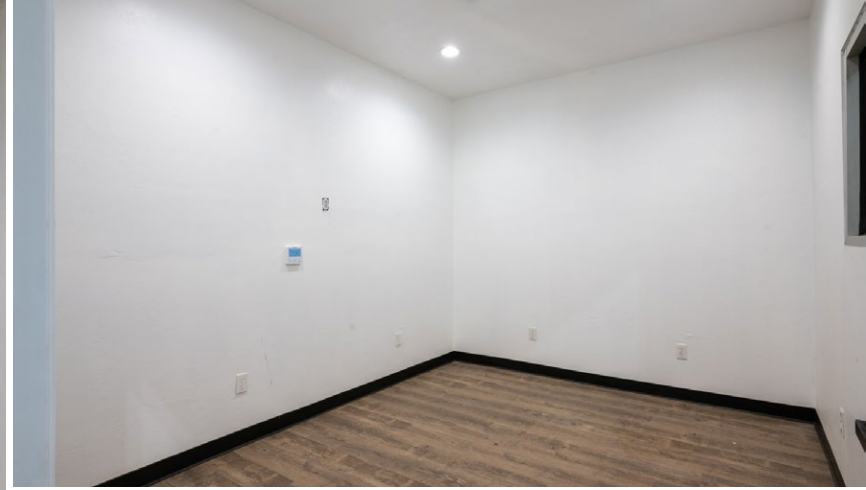


\$595,000
ASKING SALES PRICE

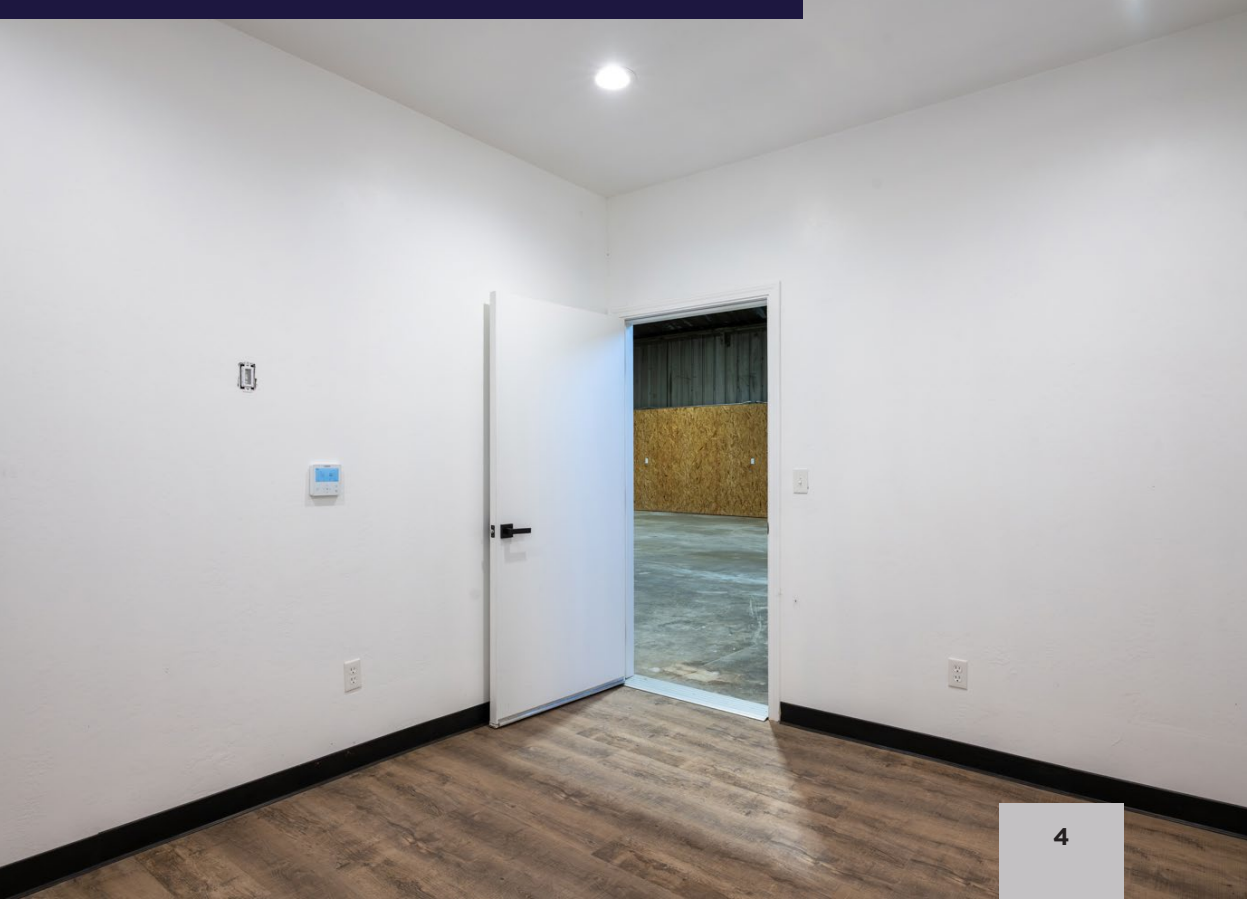
FLOOR PLAN

±5,025 SF
INDUSTRIAL OFFICE/WAREHOUSE





PROPERTY PHOTOS





**CUSHMAN &
WAKEFIELD**

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